

IN RE: PETITIONS FOR SPECIAL HEARING	* BEFORE THE
AND ZONING VARIANCE	
NE/S Reisterstown Road, opp.	* ZONING COMMISSIONER
Sherwood Road	
1001 Reistestown Road	* OF BALTIMORE COUNTY
3rd Election District	
2nd Councilmanic District	* Case No. 99-112-SPHA
Pikes Redevelopment, LLC	
Petitioner	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Special Hearing and a Petition for Variance for the property located at 1001 Reisterstown Road in Pikesville. The Petitions were filed by Pikes Redevelopment, LLC, property owner. Special Hearing relief is requested to approve a use permit to allow business parking in a residential zone in accordance with Section 409.8.B of the Baltimore County Zoning Regulations (BCZR). Variance relief is requested from Section 409 of the BCZR to allow 56 off street parking spaces in lieu of the required 86 spaces. The subject property and requested relief are more particularly shown on the plat to accompany the Petitions, received into evidence as Petitioner's Exhibit No. 1.

Appearing at the public hearing held for this case was Joseph DiPasquale on behalf of Pikes Redevelopment, LLC. Also present was Amy Bovitz and Sharon Huber-Plano from STV, Inc., the firm which prepared the site plan. Also appearing in support of the Petition were staff from the Department of Economic Development of Baltimore County, including Robert L. Hannon, Executive Director. There were no Protestants or other interested persons present. The Petitioner was represented by Robert A. Hoffman, Esquire.

An examination of the site plan discloses that the subject property is approximately .831 acres in net area, split zoned BL-AS and D.R.2. The property is located on Reisterstown Road, across from Sherwood Avenue in

ORDER RECEIVED FOR FILING
 Date 11/6/98
 By Sh. Hannon

the Pikesville commercial center. The rear of the property abuts a portion of the Suburban Club of Baltimore County and the other three sides adjoin commercial/business uses. The property is predominantly zoned BL-AS (.686 acres) with a small portion zoned D.R.2 (.145 acres). The zoning line is located to the rear of the site from Reisterstown Road.

The property is improved with a two story brick building which was formerly known as the Pikes Theatre. This building is a landmark in the Pikesville community and has existed on the site for many years. Sometime ago, however, the theatre operation closed. Since that time, the property has been used for a variety of uses. Most recently, the property was owned by Baltimore County and the building operated as a Center for the Performing Arts. However, the various ventures which occurred on the site since the closing of the Pikes Theatre have not been successful.

Recently, the County sold the property to the Petitioner. They plan on reopening the property as an Italian Bakery/Restaurant/Grocery/Deli. There will be both retail carry-out sales of food as well as an 80 seat restaurant. A portion of the seating will be outdoors. In addition to the use of the building for this purpose, the balance of the site will be utilized to provide parking to serve this operation.

As noted above, a portion of the rear of the site is zoned D.R.2. The site plan shows that a single row of parking, as well as a portion of a parking drive aisle, is located in that zone. Thus, special hearing relief is requested to approve business parking in a residential zone.

Variance relief is also requested to permit 56 spaces in lieu of the required 86 spaces. To support this request, it is noted that the property enjoys the shared parking arrangement with other businesses in the vicinity. As importantly, there is 67 parking spaces available on a

CRIMINAL JUSTICE DIVISION
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Date

By

public parking lot which is but a short distance away. There is also parking available on the public streets which surround the site.

Based upon the testimony and evidence presented, I am persuaded to grant the Petitions which have been filed. In my judgment, the redevelopment of the site is appropriate and the Petitions necessary for this project should be approved. I concur with the Office of Planning which opined in their Zoning Plans Advisory Committee (ZAC) comment that, "redevelopment of the site involves a substantial investment and thus a commitment to ongoing revitalization efforts that benefit the County." Moreover, it is to be noted that the parking which will be located in the D.R.2 zone abuts a portion of the golf course on property owned by the Suburban Club of Baltimore County. Clearly, there will be no adverse impact on that site occasioned by the grant of the relief. Moreover, availability of public parking in the immediate vicinity justifies variance relief. In sum, I find that the Petitioner/property owner satisfies the requirements contained within the BCZR to grant the Petitions for

Special Hearing and Variance.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6th day of November 1998 that, pursuant to the Petition for Special Hearing, approval for a use permit to allow business parking in a residential zone in accordance with Section 409.8.B of the BCZR, be and is hereby GRANTED; and,

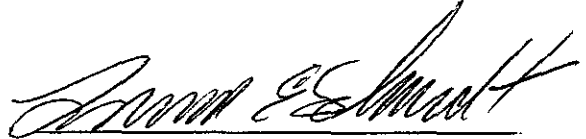
IT IS FURTHER ORDERED that a variance from Section 409 of the BCZR to allow 56 off street parking spaces, in lieu of the required 86 spaces, be and is hereby GRANTED, subject, however, to the following restriction:

ORDER RECEIVED FOR FILING

Date

By

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

By

4/6/88
M. Good



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

November 5, 1998

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing & Variance
Location: 1001 Reisterstown Road
Case No. 99-112-SPHA
Pikes Redevelopment, LLC, Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Mr. Joseph DiPasquale
Pikes Redevelopment, LLC
c/o Struever Bros. Eccles and Rouse, Inc.
519 N. Charles Street
Baltimore, Maryland 21201





Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 1001 Reisterstown Road

which is presently zoned BL-AS

This Petition shall be filed with the Department of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special Hearing for use permit to allow business parking in a residential zone in accordance with Section 409.8.B of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

City

MD

State

21204

Zipcode

Legal Owner(s):

Pikes Redevelopment, LLC
c/o Struever Brothers, Eccles & Rouse, Inc.

(Type or Print Name)

Signature: Mark Sapperstein, Managing Member

(Type or Print Name)

Signature

519 N. Charles Street

Address

(410) 332-1352

Phone No.

Baltimore

City

MD

State

21201

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
Name

210 Allegheny Ave., Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

DROP OFF
NO REVIEW

9/1/98 uc

99-112-SPHA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1001 Reisterstown Road
which is presently zoned BL-AS

This Petition shall be filed with the Department of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s)

Section 409 of the Baltimore County Zoning Regulations for off-street parking to permit 56 parking spaces in lieu of the required 86 parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
(Type or Print Name)

Signature

210 Allegheny Ave. (410) 494-6200
Address Phone No

Towson MD 21204
City State Zipcode

Legal Owner(s):

Pikes Redevelopment, LLC
c/o Struever Brothers, Eccles & Rouse, Inc.
(Type or Print Name)

Signature: Mark Sapperstein, Managing Member

Mark Sapperstein
(Type or Print Name)

Signature

519 N. Charles Street (410) 332-1352
Address Phone No.

Baltimore MD 21201
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
Name

210 Allegheny Ave, Towson, MD 21204 (410) 494-6200
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEW BY

99-112-SPHA

DROP OFF
No Review
9/11/98 uc



STV Incorporated

21 Governor's Court
Baltimore, Maryland 21244-2722
(410) 944-9112 fax: (410) 298-2794

ZONING DESCRIPTION
FORMER PIKES THEATER SITE
NORTHEAST SIDE OF REISTERSTOWN ROAD
OPPOSITE SHERWOOD AVENUE, PIKESVILLE
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the northeast side of Reisterstown Road, which is a 66 feet wide right of way, at the distance of 668 feet southeast of the centerline of Sudbrook Lane, which is a 60 feet wide right of way. Thence running for the following courses and distances; along said northeast side of Reisterstown Road,

1. North 35°38'11" West 137.01 feet to a point, thence leaving Reisterstown Road and continuing,
2. North 35°25'24" East 220.14 feet to a point, thence
3. South 35°38'11" East 210.67 feet to a point, thence
4. South 54°59'08" West 208.25 feet to the place of beginning, as recorded in Deed Liber S.M. No. 9100, Folio 030.

CONTAINING 36,200 square feet or 0.831 acre of land. Also known as No. 1001 Reisterstown Road and located in the Third Election District.

August 14, 1998

STV INCORPORATED

Mark A. Riddle

MD Professional Land Surveyor No. 10899



99-112-SPHA

**BALTIMORE COUNTY, MA' AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 058723

DATE 9/11/98 ACCOUNT 001-6150

AMOUNT \$ 500.00 (WCR)

RECEIVED FROM: Struever Bros, Eccles & Rouse
Pikes Redevelopment

FOR: SPHA ITEM #112

1001 Reisterstown Road
Drop-Off - No Review

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

9/14/1998 9/11/1998 16:27:40

REF: WSO2 CASHIER JRIC JAR ORANER 2

5 MISCELLANEOUS CASH RECEIPT

Receipt # 063169

OFLN

CR NO. 058723

500.00 CHECK: FN

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-112-SPHA
1001 Reisterstown Road
NE/S Reisterstown Road
opposite Sherwood Road
3rd Election District
2nd Councilmanic District
Legal Owner(s):
Pikes Redevelopment, LLC

Special Hearing: for use permit to allow business parking in a residential zone. **Variance:** to permit 56 parking spaces in lieu of the required 86 parking spaces.

Hearing: Wednesday, October 28, 1998 at 2:00 p.m., in Room 487, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

10/164 Oct. 8 C264524

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/9/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/8/, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE. Case No. 99-112-SPHA

Petitioner/Developer PIKES REDEVELOPMENT LLC

96 DW - ROBERT HOFFMAN, ESQ

Date of Hearing/Closing 10/28/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

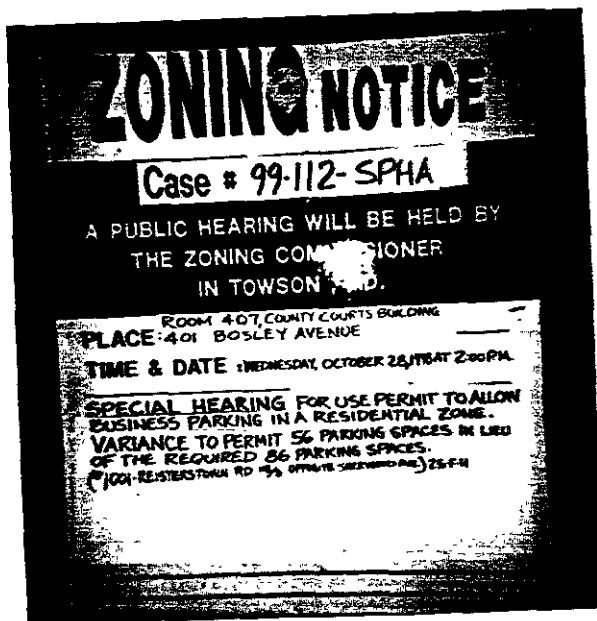
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #1001 REISTERSTOWN RD.

The sign(s) were posted on

10/9/98

(Month, Day, Year)



Sincerely,

Patrick M O'Keefe 10/12/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)

99-112 SPHA

1001 REISTERSTOWN RD

H-10/28/98

H-10/28/98

9-1-98



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 14, 1998

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Drop-Off Petition, Item #112, 1001 Reisterstown Road

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

99-112-SPHA

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-112-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING FOR USE PERMIT TO
ALLOW BUSINESS PARKING IN A RESIDENTIAL
ZONE. VARIANCE FOR OFF-STREET PARKING TO
PERMIT 56 PARKING SPACES IN LIEU OF THE
REQUIRED 86 PARKING SPACES.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: _____

Petitioner: Pikes Redevelopment, LLC

Address or Location: 1001 Reisterstown Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barb Ormord

Address: 210 Allegheny Avenue
Towson, MD 21204

Telephone Number: (410) 494-6201

Revised 2/20/98 - SCJ

99-112-SPHA

TO: PATUXENT PUBLISHING COMPANY
October 8, 1998 Issue - Jeffersonian

Please forward billing to:

Barbara Ormord 410-494-6201
210 Allegheny Avenue
Towson, MD 21204

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-112-SPHA
1001 Reisterstown Road
NE/S Reisterstown Road opposite Sherwood Road
3rd Election District - 2nd Councilmanic District
Legal Owner: Pikes Redevelopment, LLC

Special Hearing for use permit to allow business parking in a residential zone. Variance to permit 56 parking spaces in lieu of the required 86 parking spaces.

HEARING: Wednesday, October 28, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 28, 1998

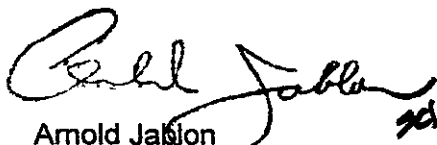
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-112-SPHA
1001 Reisterstown Road
NE/S Reisterstown Road opposite Sherwood Road
3rd Election District - 2nd Councilmanic District
Legal Owner: Pikes Redevelopment, LLC

Special Hearing for use permit to allow business parking in a residential zone. Variance to permit 56 parking spaces in lieu of the required 86 parking spaces.

HEARING: Wednesday, October 28, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

c: Robert A. Hoffman, Esquire
Pikes Redevelopment, LLC

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 13, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

AP
10/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: September 29, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 1001 Reisterstown Road

INFORMATION:

Item Number: 112

Petitioner: Pikes Redevelopment, LLC

Zoning: BL-AS

Requested Action: Variance and Special Hearing

SUMMARY OF RECOMMENDATIONS:

The above referenced property is located in the Pikesville Revitalization District. In order to ensure that existing businesses remain competitive in a market that is composed of newer retail establishments, Pikesville merchants have been encouraged to redevelop their established business properties. Redevelopment of this site involves a substantial investment and thus a commitment to ongoing revitalization efforts that benefit the County.

It is important to note that an underutilized public parking lot is located on Sherwood Avenue less than 200 feet from this site. The Office of Planning supports the petitioner's request for a variance for 56 parking spaces in lieu of the required 86 parking spaces.

It is apparent that business parking has existed along the eastern property line of this site with no impact on adjacent uses for many years. In this particular case, the Office of Planning supports the petitioner's request to allow business parking in a residential zone.

Section Chief: 
AFK/JL:

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
1001 Reisterstown Road, NE/S Reisterstown Rd
opp. Sherwood Rd, 3rd Election District,
2nd Councilmanic

Legal Owners: Pikes Redevelopment, LLC

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-112-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us
410-887-3391

September 30, 1998

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Drop-Off Petition Review (Item #112), 1001 Reisterstown Road, 3rd Election District

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "John R. Alexander".

John R. Alexander
Planner II, Zoning Review

JRA:rye

Enclosure (receipt)

c: Zoning Commissioner

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

**Baltimore County Government
Department of Economic Development**



400 Washington Avenue
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

MEMORANDUM

To: Zoning Commissioner
Zoning Commissioner's Office

From: Robert L. Hannon
Executive Director

RTH

Date: October 28, 1998

Re: Parking Variance and Special Hearing - Pikes Redevelopment, LLC

The Department of Economic Development strongly supports the submitted Variance and Special Hearing request. The redevelopment of the vacant Pikes Theater with the new DiPasquale's Gourmet Italian Market is the culmination of two years of effort by multiple County agencies, the Pikesville Chamber of Commerce, and the Department of Human and Community Development. The project represents a significant leveraging of private investment in a designated revitalization district. It also implements key objectives of the Pikesville Revitalization Plan by:

- redeveloping a key site within the Pikesville Revitalization District;
- adaptively reusing an historic structure;
- establishing a unique regional destination that will attract people into the Pikesville commercial center;
- enhancing the existing "restaurant row" and surrounding businesses; and
- improving the entrance to the Pikesville commercial core.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

<u>NAME</u>
Rob Hoffman
Joseph DiPasquale
Amey Baritz
Sharon Huber-Hano

<u>ADDRESS</u>
210 Allegheny Ave 21204
3704 Claremont St 21224
519 N. Charles St. 21218
STV Inc 21 Governors Ct 21244



~~zone~~ lacking
in residential
zone

99-112-SPHA

99-112-
SPHA

Varney
paying to
George

Redevel. of Lakes Theatre

County owned property - as performing
arts center -
didn't work - keeping as theatre
didn't work

Co. sold property to Petitioner
will be relet.

used for Italian

adaptive reuse.

80 ^{seat} restaurant
Bakery / Grocery / Deli -

second ~~and~~ outdoor seating

existing condition -

pipes had support

zone line is dotted - next door
to Salween Club

99-112-SPHA -

on street parking available
also Sherwood lot -

47 metered spots

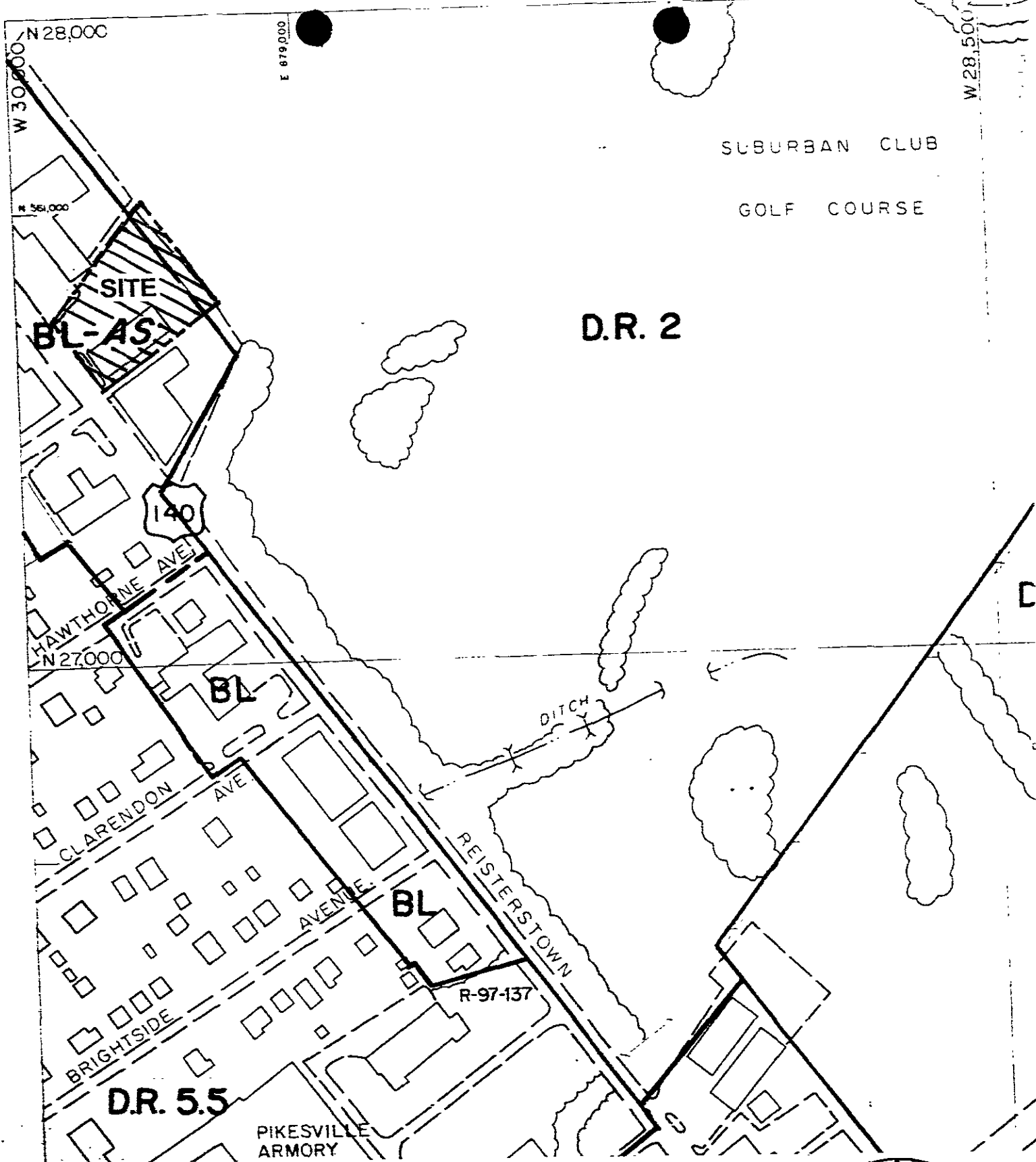
67 spaces on public lot -

Favorable comment from C.P. &

Dept. of Econ. Development -

shared parking w/ First Manner
bank

Grant petition for SPH + Unicef.



SUBURBAN CLUB
GOLF COURSE

D.R. 2

SITE

BL-AS

140

HAWTHORNE AVE

BL

N 27,000

DITCH

CLARENDON AVE

BL

REISTERSTOWN AVE

R-97-137

BRIGHTSIDE AVE

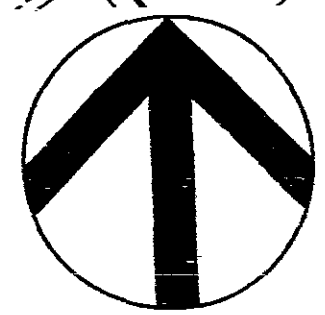
D.R. 5.5

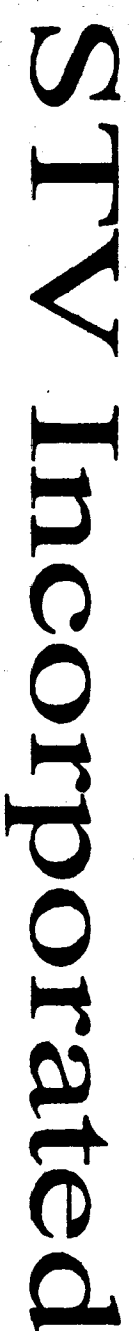
PIKESVILLE ARMORY

ZONING MAP

PIKES THEATER

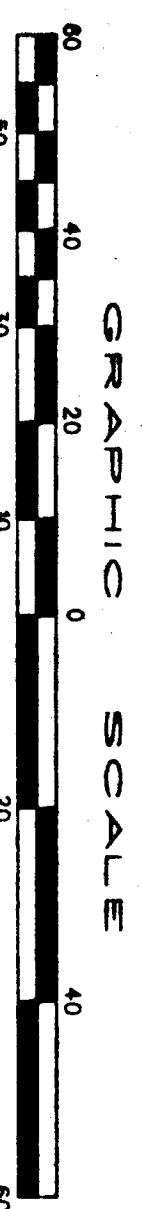
99-112-SPHA





21 Governor's Court Baltimore, MD 21244-2722 (410) 944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	9-8-98	ADDED ZONING LINE AND ZONING HISTORY NOTE
2	9-10-98	AMEND GENERAL NOTE *5



PLAN PREPARATION	
DRAWN BY: M. DIERCKX	DATE: AUGUST 19, 1966
DESIGNED BY: S. HABER-PLANO	SCALE: 1" = 20'
CHECKED BY: M. MIDDLE	

LAYOUT AND GRADING PLAN

PIKES THEATER

No. 1001 REISTERSTOWN ROAD
PIKESVILLE

J&B ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

DRAWING NO. 61-1877
SHEET NO. 1 OF 1

WALDRON AVE.

**JILLYS
(BAR & RESTAURANT)
1 STORY BRICK**

MR. CHAN
SZECHUAN RESTAURANT
1 STORY BRICK

PAMPER ME WITH JAZZ
(HAIR & NAIL SALON)
1 STORY BRICK

**SENSATIONAL BY ARMANDO
(SALON)**

D & D DESIGN
3 STORY GLASS FR
RETAIL BLDG.
A & G BOUTIQUE

POLITICAL HEADQUARTERS
1 STORY BRICK

PIZZA HUT DELIVERY
1 STORY BRICK

PUFFINS RESTAURANT
1 STORY BRICK

SHERWOOD AVE.

910 BUILDING
1 STORY OFFICE

MIDAS MUFFLERS
1 STORY BLDG.

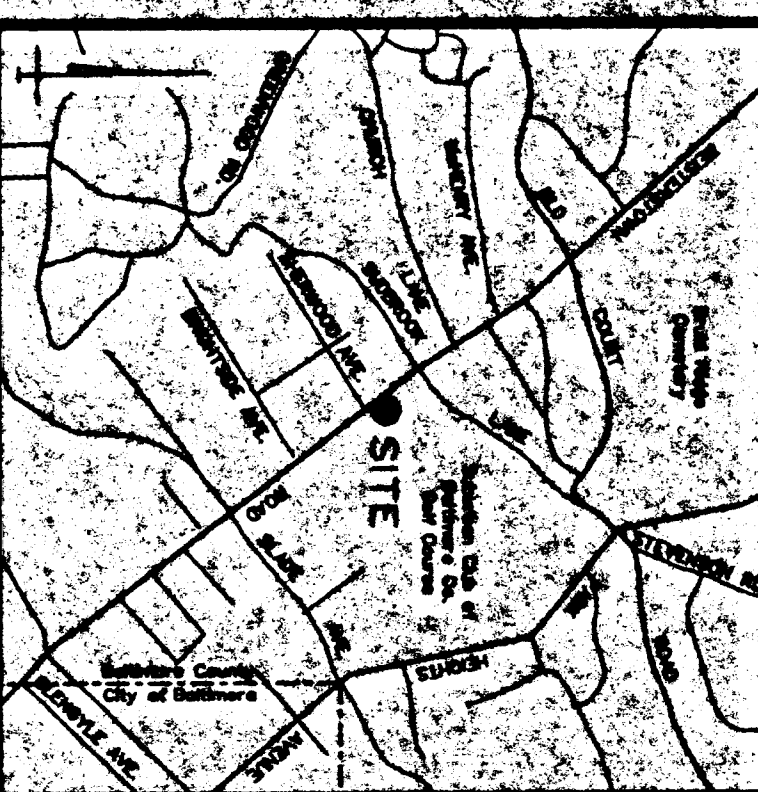
[illegible]

CONSTRUCTION NOTES:

- C-1 INSTALL CONCRETE CURB AND GUTTER. REFER TO SHEET 4 FOR DETAILS.

GENERAL NOTES:

APPLICANT: PHES REDEVELOPMENT, LLC
MARK SAPERSTEIN, MANAGING MEMBER
C/O STINEVER BROTHERS, ECOLLS & ROUSE, INC.



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SEP 17 1998

STV INCORPORATED



99-112-SP4A

PLAN TO ACCOMPANY ZONING PETITION